121.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,500 /	730,500
					USE VALUE:	730,500 /	730,500
					ASSESSED:	730,500 /	730,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIN ARTHUR/TRUSTEE
Owner 2:	ARTHUR CHIN TRUST
Owner 3:	
Street 1:	21 PEABODY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHIN FAI JEAN -
Owner 2:	-
Street 1:	21 PEABODY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1971, having primarily Vinyl Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3869.000	248,000		482,500	730,500
Total Card	0.089	248,000		482,500	730,500
Total Parcel	0.089	248,000		482,500	730,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.12 | /Parcel: 368.12

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 77801

GIS Ref

GIS Ref

Insp Date 04/28/18

!9342!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,000	0	3,869.	482,500	730,500		Year end	12/23/2021
2021	101	FV	248,000	0	3,869.	482,500	730,500		Year End Roll	12/10/2020
2020	101	FV	248,000	0	3,869.	482,500	730,500	730,500	Year End Roll	12/18/2019
2019	101	FV	230,800	0	3,869.	509,300	740,100	740,100	Year End Roll	1/3/2019
2018	101	FV	230,800	0	3,869.	375,200	606,000	606,000	Year End Roll	12/20/2017
2017	101	FV	230,800	0	3,869.	359,200	590,000	590,000	Year End Roll	1/3/2017
2016	101	FV	230,800	0	3,869.	332,400	563,200	563,200	Year End	1/4/2016
2015	101	FV	213,100	0	3,869.	278,800	491,900	491,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:54:15

LAST REV

Date	Time
02/05/19	13:10:09
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9342

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIN FAI JEAN	43951-161		10/25/2004	Family	1	No	No		
CHIN ARTHUR & J	23534-274		8/13/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	77801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/1997	124	Manual	10,550					V/SIDING-WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	266	PATRIOT
7/9/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3869		Sq. Ft.	Site		0	90.	1.39	10									482,462						482,500	

Total AC/HA:	0.08882	Total SF/SM:	3869	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,462	Spl Credit		Total:	482,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.3	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00349963
Adj $ / SQ:	128.699
Other Features:	94197
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350723
Depreciation:	102762
Depreciated Total:	247961

COMMENTS

PATIO UNDER WDK IN FAIR CONDITION.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

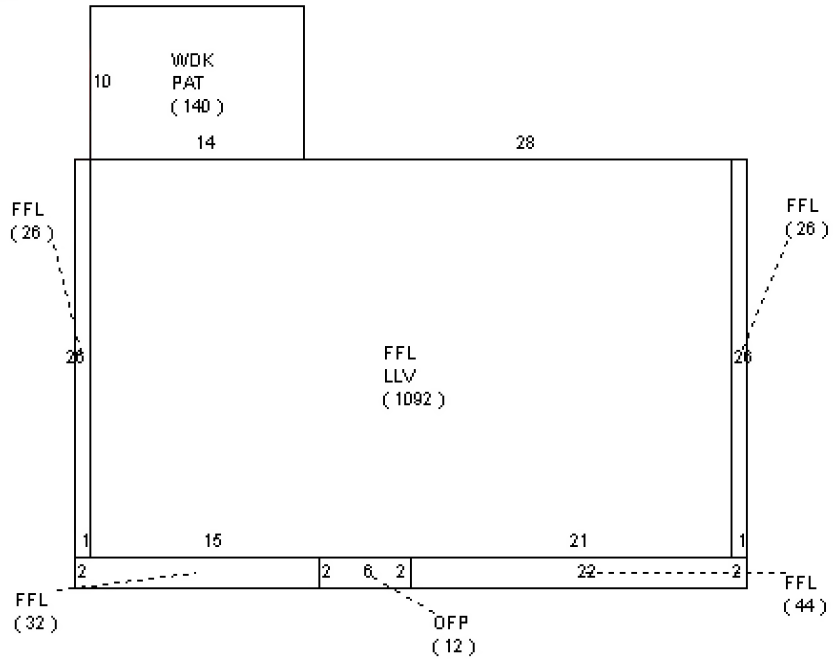
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.70
Special Features:	0	Val/Su Net:	95.24
Final Total:	248000	Val/Su SzAd	203.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,220	128.700	157,013
LLV	Lower Level	1,092	88.320	96,445
PAT	Patio	140	4.950	692
WDK	Deck	140	13.190	1,846
OFP	Open Porch	12	44.150	530

Net Sketched Area:	2,604			Total:	256,526
Size Ad	1220	Gross Area	2604	FinArea	1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6x8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---